

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 101 Whistler Drive, Berwick, VIC 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$1,100,000 & \$1,210,000

Median sale price

Median price \$875,000 Property Type House Suburb Berwick (3806)

Period - From 01/10/2023 to 30/09/2024 Source PropTrack

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
15 GRENVILLE COURT, BERWICK VIC 3806	\$1,200,000	03/05/2024
14 SHELDON DRIVE, BERWICK VIC 3806	\$1,175,000	28/08/2024
13 SHELDON DRIVE, BERWICK VIC 3806	\$1,150,000	05/09/2024

This Statement of Information was prepared on: 23/10/2024